

This Instrument Prepared By:
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CERTIFICATE OF RECORD
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Official Records of
State of Arkansas
Hempstead County
Gail Wolfenbarger
Circuit Clerk & Recorder

By: Jeane Phillips D.C.

WARRANTY DEED
WITH RELINQUISHMENT OF DOWER AND CURTESY

KNOW ALL MEN BY THESE PRESENTS:

That we, **JAVIER ARANDA and MARIA ARANDA**, his wife, **GRANTORS**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to us in hand paid by **JUAN BUSTOS and ONORIA ASANZA**, his wife, **GRANTEES**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **GRANTEES**, and unto their heirs and assigns forever, the following lands lying in the County of Hempstead and State of Arkansas, to-wit:

Tract #1: Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Two (2), London #1 Addition to the City of Hope, Hempstead County, Arkansas; **SUBJECT, HOWEVER**, to any adverse parties in possession of said lands, and, **FURTHER, SUBJECT**, to all roads, easements and servitudes in place on subject premises and all matters arising subsequent to October 1, 2004.

Tract #2: From the intersection east and west center line of Section Twenty-Eight (28), Township Twelve (12) South, Range Twenty-Four (24) West, measure 262 feet southwardly along the center line of Carrier's main track; thence westwardly, at right angles to center line of Carrier's main track, 34 feet to a point 10 feet distant southwestwardly as measured at right angles from the center line of Carrier's Track No. 24 for the POINT OF BEGINNING: Thence southwestwardly 83 feet, more or less, to a point in Carrier's southwesterly right of way line; thence northwestwardly, along Carrier's southeasterly right of way line, 158 feet; thence northeastwardly 117 feet, more or less, to a point 10 feet distant southwestwardly, as measured at right angles from the center line of Carrier's Track No. 24; thence southeastwardly parallel to the center line of said Track No. 24, 160 feet, more or less, to the



POINT OF BEGINNING, containing 15,760 square feet, more or less, SUBJECT, to any adverse parties in possession of said lands; and, FURTHER, SUBJECT, to all roads, easements and servitudes in place on subject lands, and, all matters arising subsequent to October 1, 2011.

This Warranty Deed is made in satisfaction of the payments under that certain Contract of Sale executed on the 1st day of October, 2004, between Javier Aranda and Maria Aranda, the Grantors herein, and Juan Bustos and Onoria Asanza, his wife, Grantees herein.

TO HAVE AND TO HOLD the same unto the said GRANTEES and unto their heirs and assigns forever, with all appurtenances thereunto belonging, except as hereinabove set out.

And we, the GRANTORS herein, hereby covenant with the said GRANTEES that we will forever warrant and defend the title to the said lands against all claims, except as hereinabove set out.

And we, the GRANTORS, for and in consideration of the said sum of money, do hereby release and relinquish unto the said GRANTEES all our rights of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 18th day of August 2011.

Javier Aranda
JAVIER ARANDA

Maria Aranda
MARIA ARANDA

STATE OF ARKANSAS)
)SS.
COUNTY OF HEMPSTEAD)

ACKNOWLEDGMENT

On this day personally appeared before the undersigned, a Notary Public in and for the county and state aforesaid, duly qualified and acting, **JAVIER ARANDA and MARIA ARANDA**, his wife, to me well known as the GRANTORS in the above and foregoing deed, and stated they had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public on this 18th day of August, 2011.

Barbara J. Estes
NOTARY PUBLIC

My commission expires:

2-26-20
(SE) **BARBARA J. ESTES**
NOTARY PUBLIC-Commission #12375239
STATE OF ARKANSAS-HEMPSTEAD COUNTY
My Commission Expires February 26, 2020

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument, and the tax statement should be mailed to:

ONORIA AEDANZA
GRANTEE OR GRANTEE'S AGENT

703 N. MAIN ST.
GRANTEE'S ADDRESS

HOPE AR 7801